

Excerpts
Planning Commission Minutes
March 22, 2000

Application No. YVA-5-00, Gary Freeman: Request pursuant to Section 24.1-327(b)(4) of the York County Zoning Ordinance, to authorize the establishment of an antique store and gift shop located at 114 Ballard Street (Route 1020). The property is zoned YVA (Yorktown Village Activity district) and is further identified as Assessor's Parcel No. 18-(10)-B.

Mr. Michael King presented a brief video and a summary of the staff report to the Commission dated March 14, 2000. He noted the staff recommendation of approval.

The Chair opened the public hearing.

Mr. Gary Freeman, 120 Ballard Street, spoke in support of his application. He emphasized his belief that the shop as proposed would be not only an asset to the Village of Yorktown but also would contribute to preserving the site on which it is proposed, noting that historic preservation contributes to the economy. He said he has spoken with his neighbors about the application and they offered their support.

Mr. Freeman noted that the house at 114 Ballard Street could be converted back to a residence, should the proposed business use be abandoned in the future.

Mr. Beil inquired about access for the handicapped, and Mr. King noted that the applicant has committed to providing handicapped access from the parking lot behind the building into the back door.

There being no others to speak, the Chair closed the public hearing.

The members generally agreed that the proposed use would enhance the village, is precisely what the YVA district envisions, and would enrich the tourism experience in Yorktown.

Mr. Garman moved adoption of Resolution PC00-5 for approval and it was adopted by a roll call vote of 7:0. It reads:

A RESOLUTION TO RECOMMEND APPROVAL OF THE ESTABLISHMENT OF
AN ANTIQUE STORE AND GIFT SHOP LOCATED AT 114 BALLARD STREET IN
THE YORKTOWN VILLAGE ACTIVITY DISTRICT

WHEREAS, Gary A. Freeman has submitted Application No. YVA-5-00, which requests authorization pursuant to Section 24.1-327(b)(4) of the Zoning Ordinance to establish an antique store and gift shop at 114 Ballard Street (Route 1020) in the YVA-Yorktown Village Activity District. The parcel is further identified as Assessor's Parcel No. 18-(10)-B; and

WHEREAS, said application has been referred to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this 22nd day of March, 2000, that Application No. YVA-5-00 be, and it is hereby, transmitted to the York County Board of Supervisors with recommendation of approval to authorize the establishment of an antique store and gift shop located at 114 Ballard Street (Route 1020), subject to the following conditions:

1. This use permit shall authorize the establishment of an antique store and gift shop located at 114 Ballard Street (Route 1020) that is further identified as Assessor's Parcel No. 18-(10)-B.
2. Prior to the establishment of the antique store and gift shop, the applicant shall submit, for approval by the Division of Development and Compliance Division, Department of Environmental and Development Services, a sketch plan depicting the limits of the gravel parking lot, the handicap facilities (including signage), and the walkways.
3. The retail establishment shall be developed and operated in accordance with the standards set forth in Section 24.1-327 of the Zoning Ordinance.
4. The parking lot shall be limited to a gravel or pervious surface as approved by the Zoning Administrator and shall be designed and constructed to accommodate handicap facilities.
5. Outdoor displays associated with the retail establishment shall not be permitted on the site.
6. The hours of operation shall be limited to between the hours of 8 a.m. and 8 p.m.

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